

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7221 Cedar Ave., Takoma Park	Meeting Date:	10/11/2017
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	10/4/2017
Applicant:	Steven Teles & Fawzia Ahmed	Public Notice:	9/27/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17MMM	Staff:	Michael Kyne
PROPOSAL:	Porch restoration, retaining wall, and hardscape alterations		

STAFF RECOMMENDATION:

Staff recommends that the HPC approve with conditions the HAWP application.

1. Elevations must be submitted that clearly depict the materials and appearance of the proposed retaining walls and seat wall at the front of the property, with final review and approval delegated to staff.
2. Details (materials and dimensions) will be submitted for the proposed garbage can enclosure, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Victorian Vernacular
DATE: c. 1890 - 1900

PROPOSAL:

The applicants propose the following work items at the subject property:

Rear and Right-Side Hardscaping

- Extend an existing rear flagstone patio from 14' deep to 19' deep.
- Construct a small flagstone stoop and seating area at the left side of an existing studio at the right side/rear of the property.
- Replace an existing concrete driveway/parking area at the right side of the house with pea gravel in the same approximate footprint.
- Construct a small 12"-16" high retaining wall with hedge and 6' tall solid cedar gate in front of the pea gravel area.

Front Hardscaping

- Construct two 30” tall (maximum) semi-dry stone retaining walls, with flagstone caps and 32” tall (maximum) stone posts at the front of the property.
- Widen the existing flagstone front walkway to 6’ (existing width not provided).
- Create a flagstone patio/seating area at the front/left side.
- Construct a 30” tall (maximum) semi-dry stone seat wall at the proposed patio. The proposed seat wall will have a flagstone cap and a 32” tall (maximum) stone post where it meets the front walkway.
- Create an urn on basin water feature at the front/right side.

Porch Stairs

- Remove the existing non-historic, side-loaded concrete porch stairs.
- Construct new porch stairs, using Aeratis composite treads and risers. The new porch stairs will have a front-loaded orientation, taking cues from a historic photograph of the subject property. A smaller set of side-loaded stairs will also be constructed, allowing access to the new porch stairs/landing from the right-side driveway.
- Remove an existing non-historic metal porch railing and install a wooden porch railing in its place.

Other

- Construct a garbage can enclosure at the right side of the house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of

the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Minor alterations to areas that do not directly front on a public right-of-way - such as vents, metal stovepipes, air conditioners, fences, skylights, etc. - should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff is generally supportive of the proposed rear and front hardscape alterations. The proposed rear hardscape alterations will be minimally visible from the public right-of-way and/or set back at a great distance from Cedar Avenue, where they are unlikely to detract from the streetscape. The proposed front hardscape alterations are mostly consistent with the other properties on Cedar Avenue, many of which have stone retaining walls at the front.

Although the proposed front patio and seat wall are not common features within the Takoma Park Historic District, the proposed patio will be at grade and the proposed seat wall will likely be perceived as a retaining wall, with characteristics that are generally consistent with the other stone features found at the front of properties on Cedar Avenue. Staff does recommend a condition of approval, stipulating that elevations be submitted that clearly depict the materials and appearance of the proposed retaining walls and seat wall, with final review and approval delegated to staff.

Staff is also supportive of the proposed front porch stairs and railing alterations. The existing side-loaded concrete stairs are non-historic, and, according to the submitted historic photograph, are oriented differently than the historic front-loaded steps. Likewise, the existing metal porch railing is non-historic and generally incompatible with the subject property.

Although the proposed new front porch stairs are not an exact match to those shown in the historic photograph, they are more compatible with the subject property and surrounding historic district than the existing stairs. The proposed new wooden railing will have balusters that are inset between the top and bottom rails, which is consistent with the Commission's typical requirement. The proposed treads and risers will be constructed from Aeratis, a paintable PVC composite material that staff suggests is an appropriate and compatible new material.

Staff has little concern regarding the proposed garbage can enclosure; however, details regarding materials and dimensions should be submitted, with final review and approval delegated to staff.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP

application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-03

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: fawziaahmed@gmail.com Contact Person: Fawzia Ahmed
Tax Account No.: 01067660 Daytime Phone No.: 617-650-6395
Name of Property Owner: Steven Teles + Fawzia Ahmed Daytime Phone No.: 617-650-6395
Address: 7221 Cedar Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: To be determined Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PROJECT

House Number: 7221 Street: Cedar Ave
Town/City: Takoma Park Nearest Cross Street: Birch Ave
Lot: 11 Block: 5 Subdivision: "B.F. Gilbert's Addition"
Liber: JAI Folio: 179 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Reversible

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Landscaping

1B. Construction cost estimate: \$ 20,000

☒ Other: Porch steps

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR VAULTING

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 1 feet 4 inches (driveway) / 2 feet 6 inches (front garden)

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☒ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

P. Ahmed
Signature of owner or authorized agent

9/19/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

7221 Cedar Ave is a two-story Victorian c. 1908 single-family residence in the Takoma Park Historic District. The area is a historic neighborhood of Victorian- and Craftsman-style houses.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

1. Hardscaping to repair and modestly extend garden patio flagstones and add stoop and small patio to backyard studio.
 2. Level part of rear patio, remove concrete and replace with pea gravel and cordon off backyard from open driveway with hedge, wooden gate and low retaining wall.
 3. Restore front porch steps to original direct ascent configuration from existing concrete side ascent.
 4. Add low retaining walls in front garden to assist in landscaping the steep gradient and to create discreet small sitting area with flagstone.
2. **SITEMAP**
Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

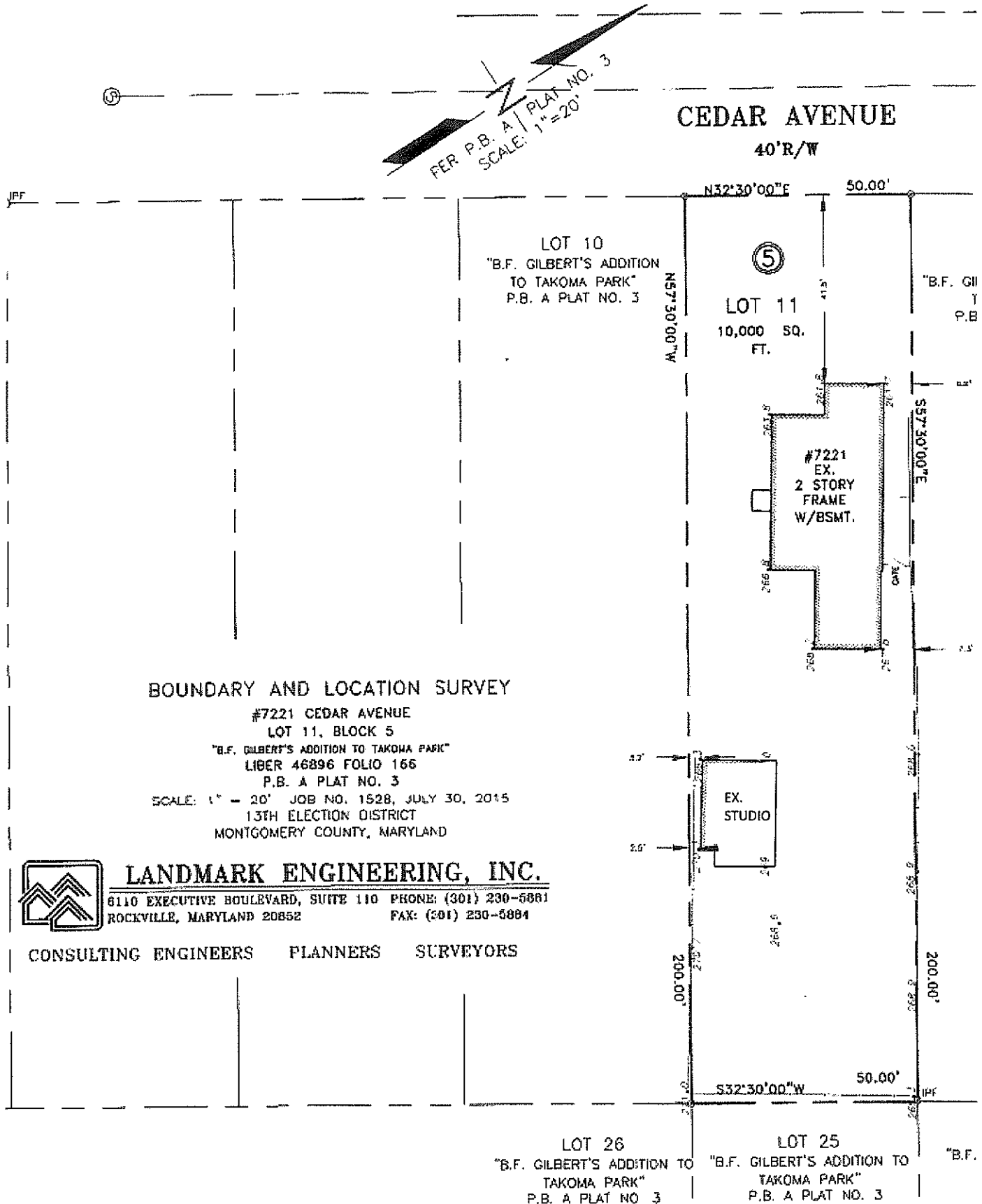
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Site Plan

Accurate to +/- 1 inch, with the exception of manual modification to studio building (previously a garage) on the plat to reflect changes since this survey in 2015

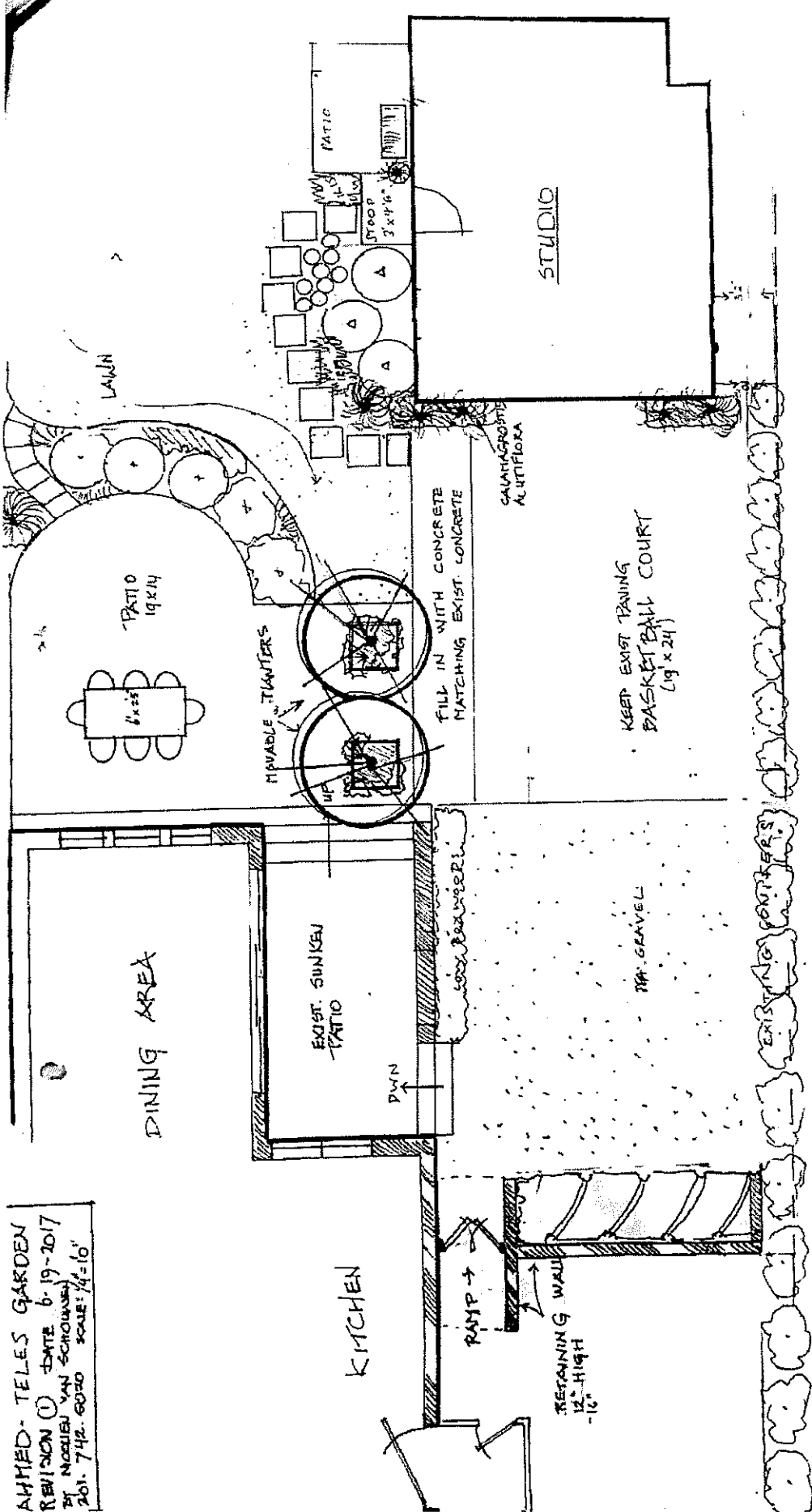


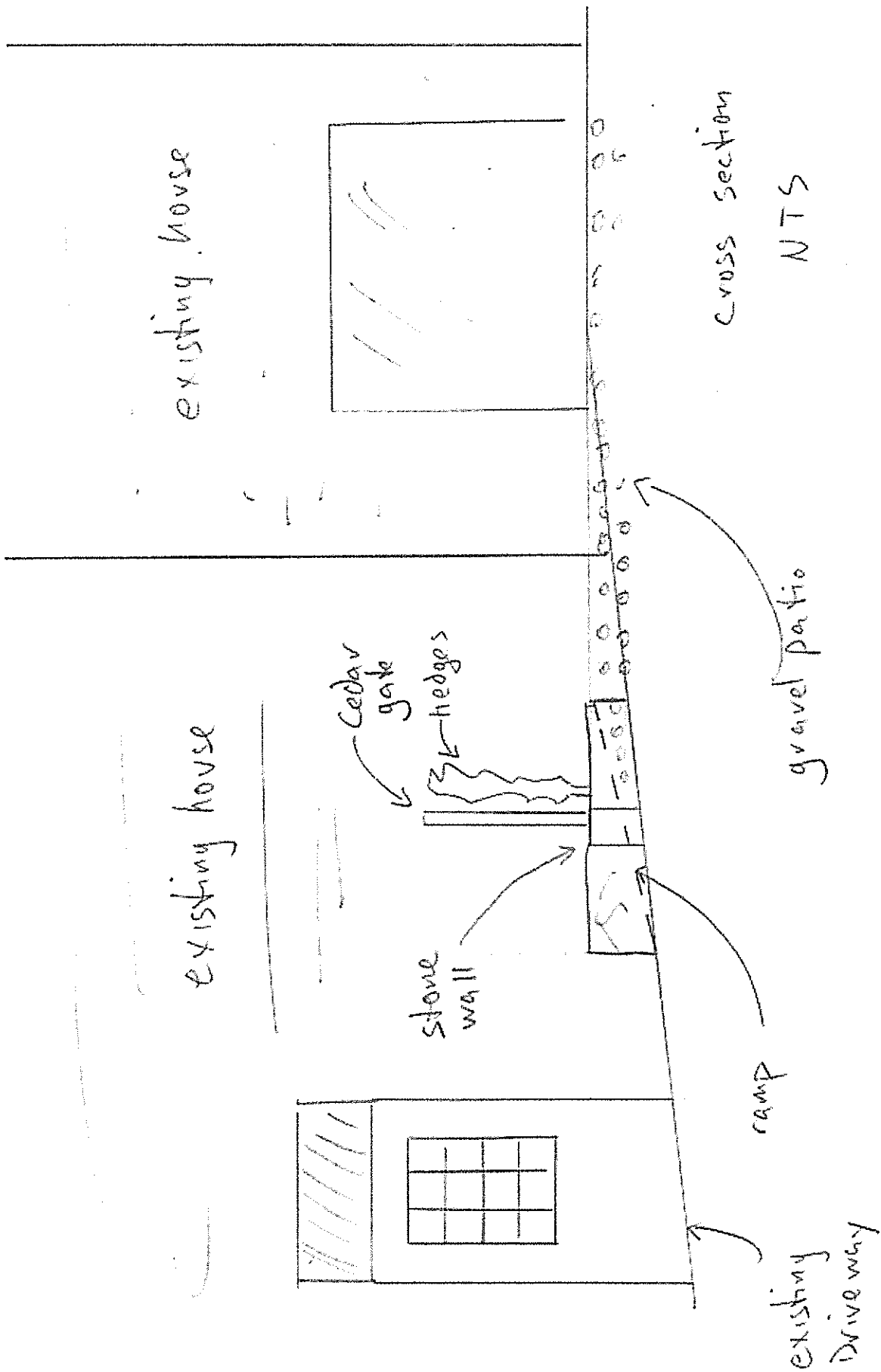
Applicant: Fawzia Ahmed and Steve Teles, 7221 Cedar Ave, Takoma Park, MD

Notes to Rear Patio Extension, Pea Gravel and Studio Stoop and Small Patio

- Extension of rear porch from 14' deep to 19' deep in flagstone to match existing. Shaped to allow for enhanced landscaping and functionality (not visible to street).
- Garden studio stoop of 3' by 4'6" and seating area/patio of 5'6" by 8', all in flagstone.
- Leveling and replacement of existing concrete with pea gravel in area marked on sketch as "Pea Gravel" with dots, adjacent to sunken patio.
- See sketches below for details on hedge, wooden gate and retaining wall to cordon off the driveway from the garden for child safety.

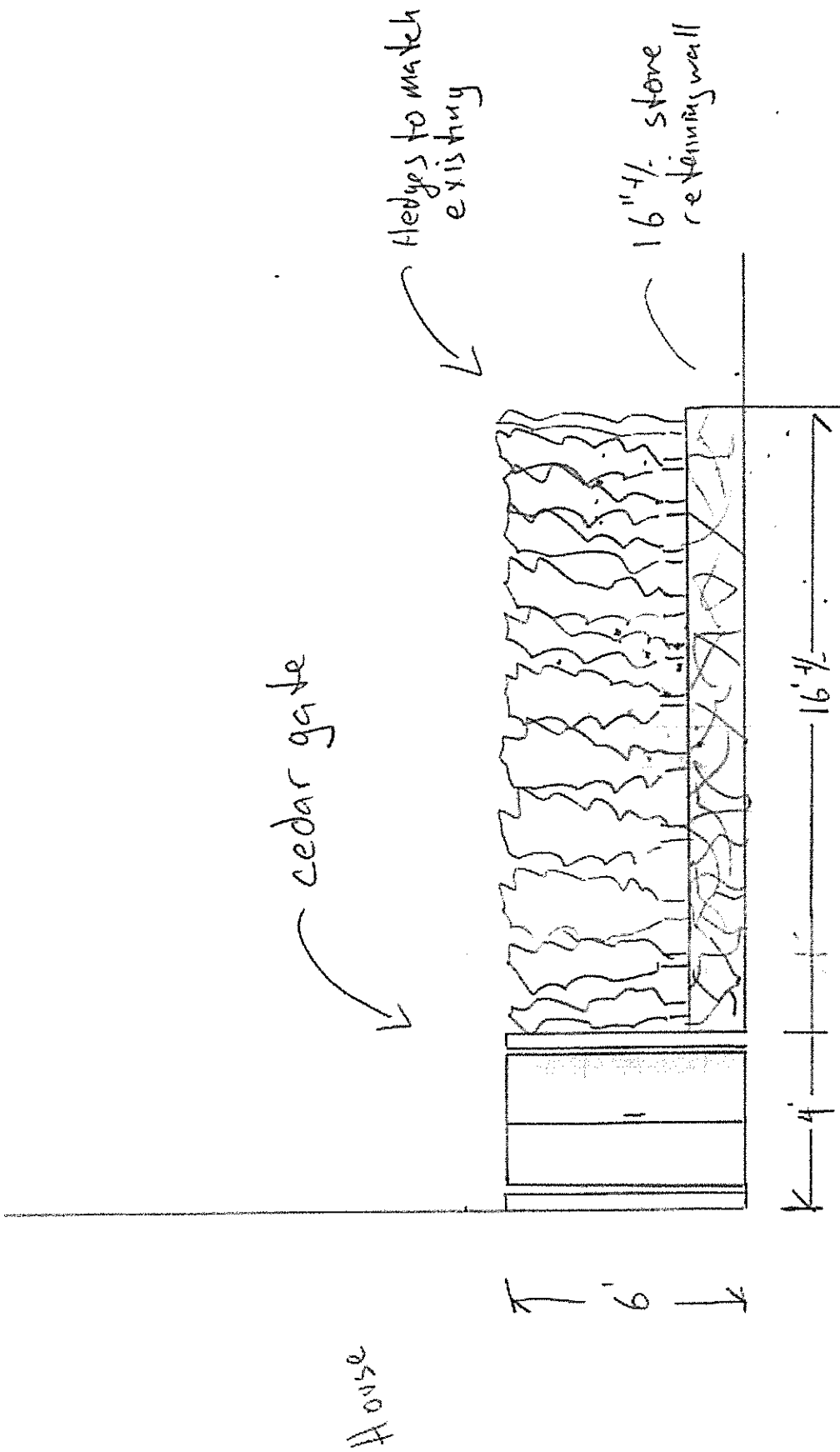
Sketch of Rear Patio Extension, Pea Gravel and Studio Stoop and Small Patio





Cross section
NTS

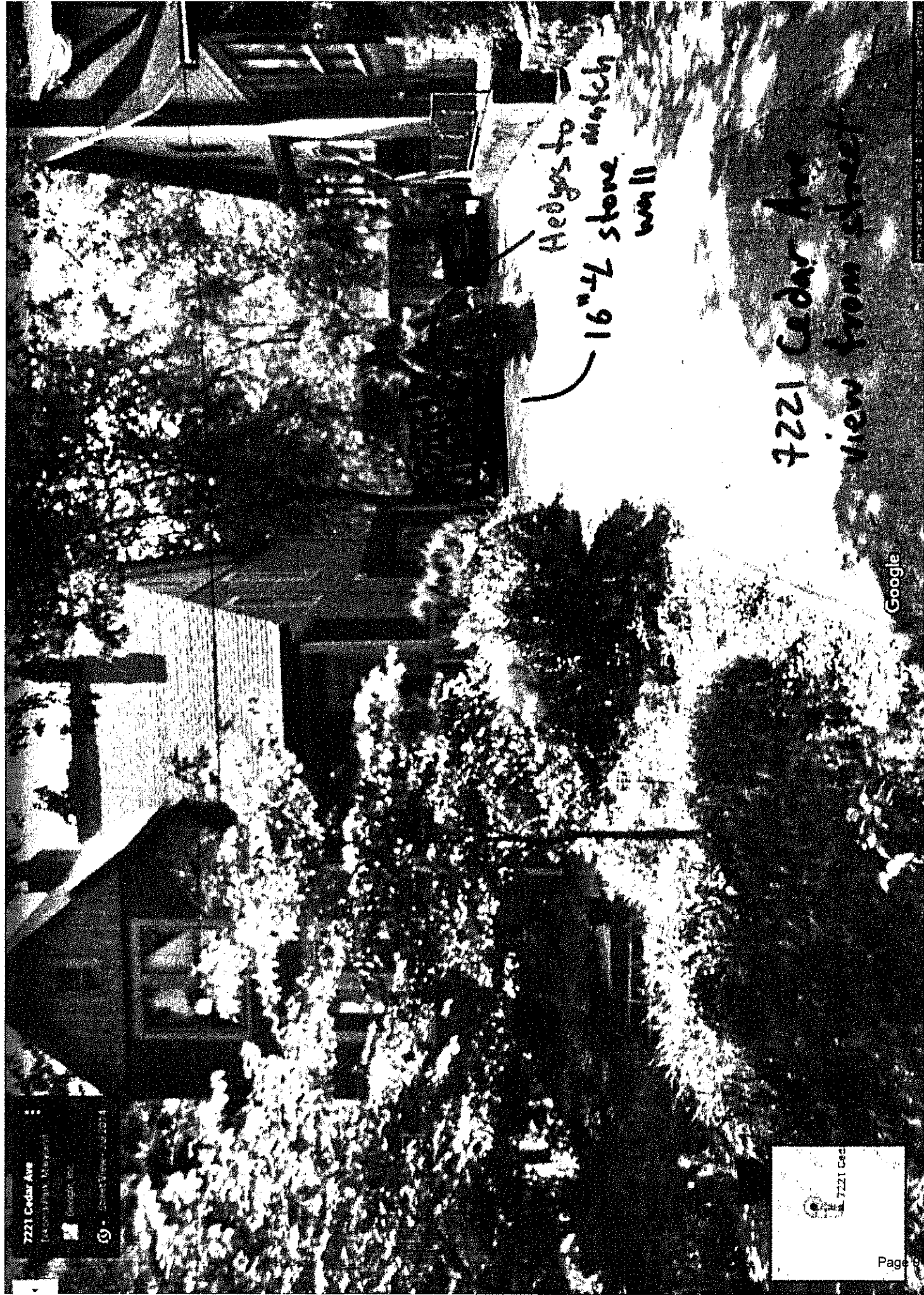
Ahmed / Telos
7221 Cedar Ave



property
Line

elevation scale $1/4" = 10'$

Ahmed Teles
7221 Cedar Ave



7221 Cedar Ave

© 2014 Google

7221 Cedar Ave

© 2014 Google



7221 Cedar Ave

NOTES

① WALLS:

- SEMI-DRY STONE WALLS w/12'-15" FOOTING
- A- RIGHT LOWER WALL HEIGHT 30" ENDING WITH STONE POST - TOP OF STEPS + ROCKS AT DRIVE SIDE
- B- LEFT SIDE EXIST. LOWER STEP ALSO SEMI-DRY STONE WALL ENDING IN ROCK.
- C- UPPER WALL RETAINING PROP'D PATIO WITH SITTING AREA. MAX HEIGHT 30" TO CREATE SITTING WALL.
- WALL SURROUNDED BY HEDGE + EXIST. AZALEA

① POSTS

- ALL POSTS ON WALLS 2" TALLER THAN WALL
- W/ FLAGSTONE CAP (1" OVERHANG ON ALL SIDES)

① WALKS

- MAIN WALK WIDENED TO 6'0"
- BOTTOM LANDING AS PER DESIGN
- WALK ON STONEDUST

① PATIO

- FLAGSTONE ON STONEDUST AS PER DESIGN

① STAIRS

- REMOVE CONCRETE STEPS AND RESTORE TO HISTORIC STEPS USING AERATIS* AND WOODEN RAILINGS
- ONE LANDING AFTER 4 RISERS DOWN TO EXIT TO DRIVEWAY.
- RISERS 6" TREAD 12" - 5'0" WIDE

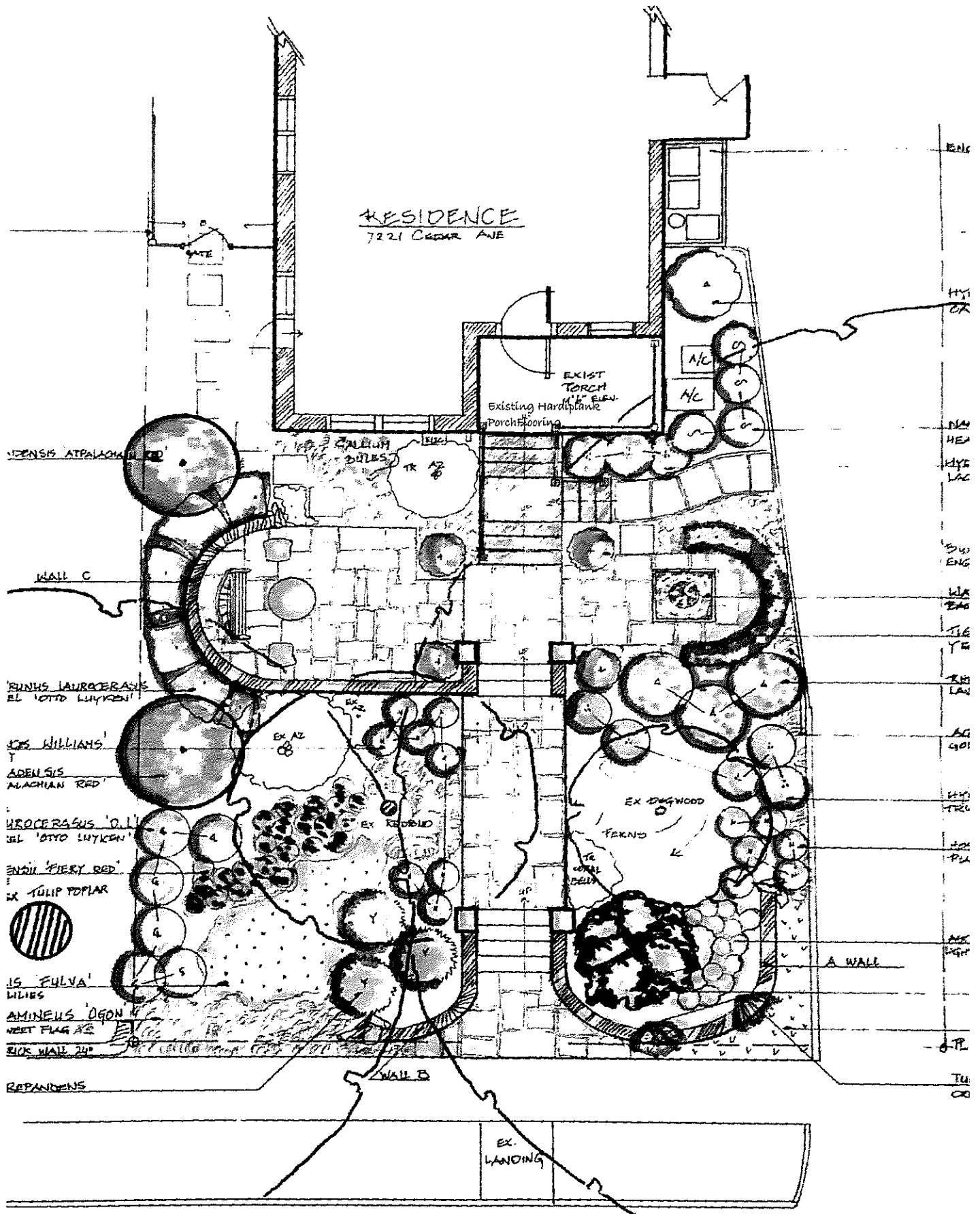
① WATER FEATURE

- URN ON BASIN W/ WATER RECIRCULATING

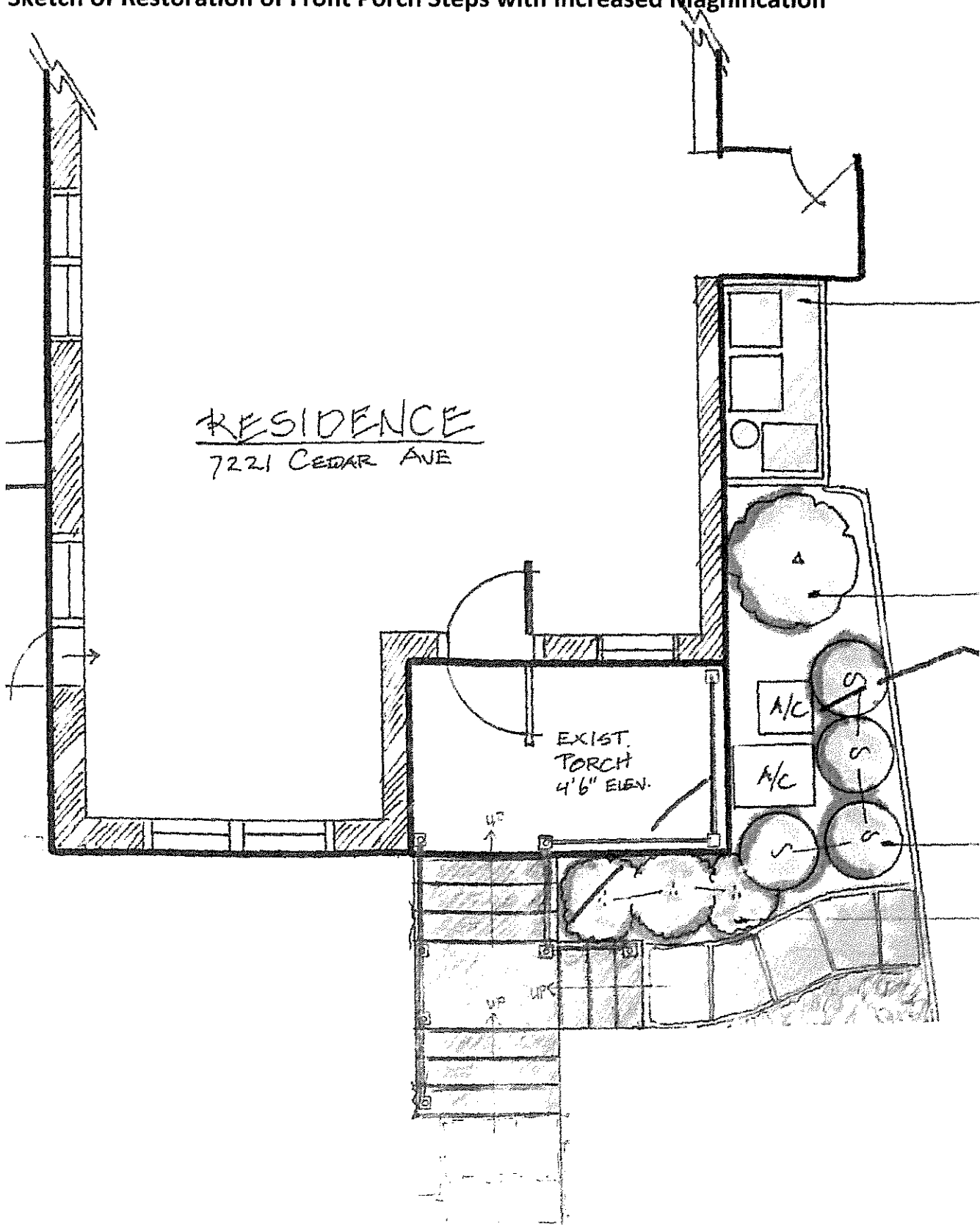
① GARBAGE CANS ENCLOSURE

- WOODEN ENCLOSURE TO HIDE CANS

Sketch of Restoration of Porch Steps and Front Yard Hardscaping

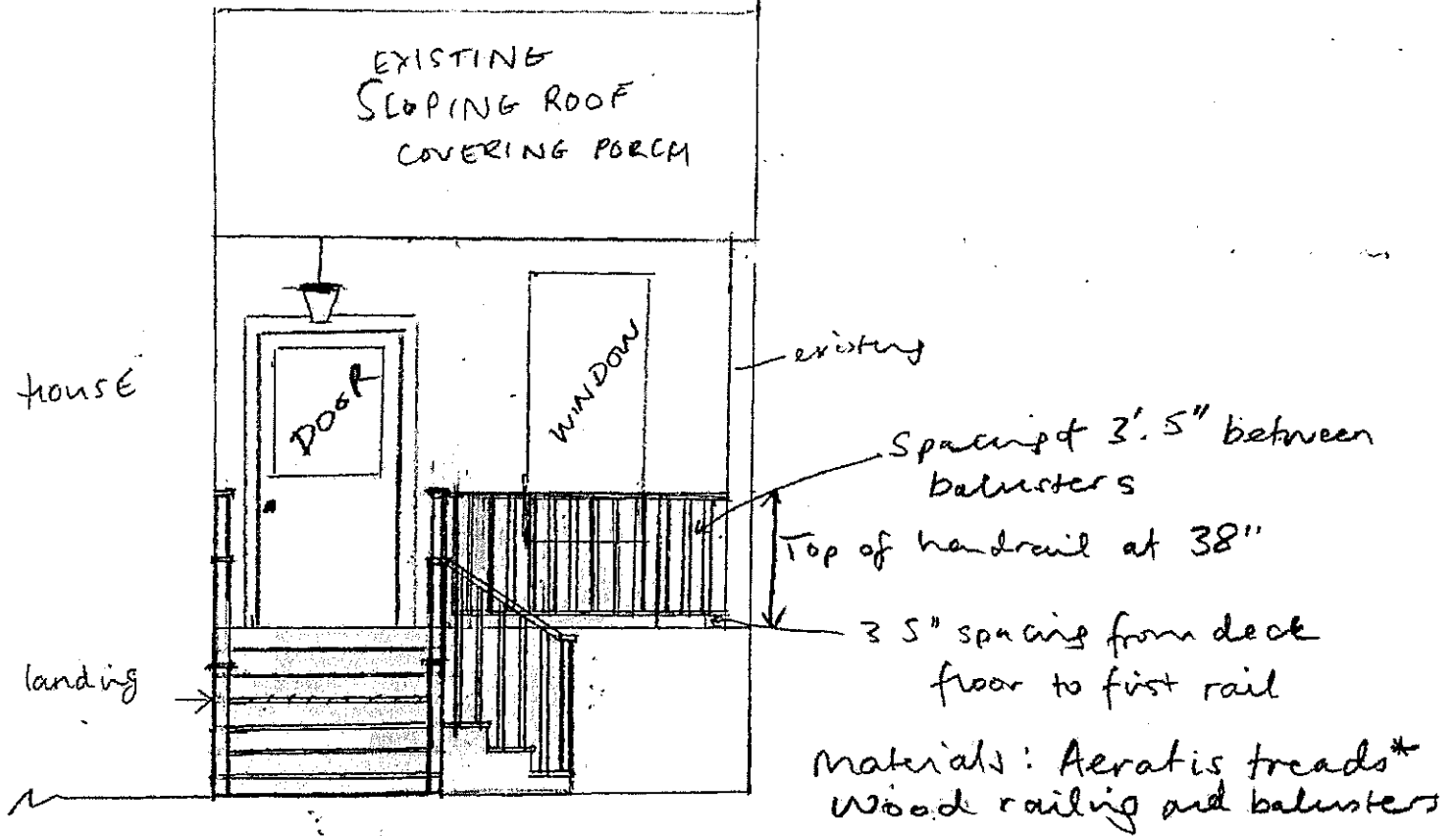


Sketch of Restoration of Front Porch Steps with Increased Magnification



ELEVATION SKETCH OF PORCH STEPS

Scale: $1\frac{1}{4}" = 1'$



Risers 6", Tread 12", 5'0" wide


RAILING CROSS SECTION (not to scale)



Applicant: Fawzia Ahmed and Steve Talei
7221 Cedar Ave, Takoma Park, MD

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Historic Takoma Picture of 7221 Cedar with Direct Ascent Porch Steps

<p>◀ PREVIOUS NEXT ▶ Record 13/57</p>	<p>7221 Cedar Avenue (formerly Oak) -Houses of Takoma Park - From 1883 to date -Copyright Historic Takoma, Inc. (Archives)</p>
<p>Catalog Record</p>	
<p>Houses of Takoma Park Exhibit Page</p>	<p><i>COPYRIGHT INFORMATION ~ For access to this image, contact the HTI Archives. When using this image, the credit line should be in the following format: Image courtesy of the Historic Takoma Inc Archives.</i></p>
<p>Home</p>	<p>One (1) 8x10 glossy b/w print of an original b/w photo; one (1) 5x7 original b/w print; one (1) b/w glossy print of brochure photographic reproduction.</p>
<p>Search</p>	
<p>Description</p>	

Forward comments via the web form on <http://www.HistoricTakoma.org/contactHTI.php> [HistoricTakoma.org/contactHTI.php](http://www.HistoricTakoma.org/contactHTI.php)

***Note on Aeratis Proposed for Porch Steps (Replacement of Existing Concrete Steps to Restore to Historic): Description from Aeratis Website on Historic Application of the Material**

ÆRATIS



Whether you are restoring a National Register property or if you live in a historic district you will have to seek the approval of a committee to restore, renovate or replace the materials used on your front or back porch. In many cases your historic committee or your architectural review board is looking out for

the best interest of your historic property. Their goal is to preserve the historic and architectural integrity of the property. In many cases they do a really great job. In some cases the phrase preserve or and maintenance are words that some committees completely forget.

The reality of historic preservation is... in many cases, there are no longer acceptable wood materials available to use to preserve these historic properties. For example: Many individuals and contractors have contacted us over the years perplexed by their failing wood porch. The conversations usually start out something like this; "We are looking to replace our porch and we cannot figure out why we are having to do it again after only 4 years. You see, my grandmother had this house built and for almost 100 years the porch has never been replaced. About 4 years ago we installed a wood product similar to what was on it before and now we are replacing it again. Why did the previous porch last 100 years and these last one only 4 years.?"

The short answer is, the wood used to replace 100 year old porches is nothing like the dense vertical grain wood products used 100 years ago. On top of the density, we are no longer using lead based paints nor are we using strong treating chemicals. Wood today is cut as quickly as it can possibly be cut. It is rushed to the mill. It is cut down and ripped in to T&G profiles. It spends about 45 minutes

<https://www.aeratis.com/historic-projects/>

9/19/2017

***Note on Aeratis Proposed for Porch Steps (Continued): Description from Aeratis Website on Historic Application of the Material**

being treated if it is pine and little to no time being treated if it is Douglas fir. All in all, wood is no longer what it used to be.

With this understanding, we created the Aeratis tongue and groove porch flooring line. Aeratis is exactly the same profile as wood was 100 years ago. It can be cut like wood. It can be routed like wood. It is installed easier and faster than wood. When the Traditions product line is painted, you cannot tell it is not wood. As seen to the right, when Aeratis Traditions is painted not only does it look like wood, will never buckle, cup, check, rot or deteriorate. If you use a recommended paint, the paint is free in the form of a rebate and the repaint cycles are typically every 7 to 10 years.



If you are looking to preserve your historic home or if you are on a committee and you are looking for a solution for inferior wood products, please contact us and we can help you.

Content is currently being added to this page. Please check back later if you cannot find what you are looking for...

French Quarter Resources – Aeratis Traditions has recently been approved by The **Vieux Carré** Commission. Click here for all resources and information about this approval.

Louisiana Resources – Approval by the State for National Register T&G wood replacement. View

Existing Property Condition Photographs



View of rear garden patio from sunken patio



View of sunken patio from the rear

Existing Property Condition Photographs



View of sunken patio from the side



View of rear garden patio from the side

Existing Property Condition Photographs



View of rear patio from the back garden



View of driveway and area to be cordoned off by hedge and wooden gate from the rear

Existing Property Condition Photographs



View of driveway and area to be cordoned off by hedge and wooden gate from the front at the furthest edge of the rear of the house visible in this photo



View of side of studio facing the garden where small flagstone sitting area and stoop will be situated



Existing Property Condition Photographs



View of porch steps from the porch facing from the house to the street



View of the front and side of the house from the driveway

Existing Property Condition Photographs



View of the front of the house,
porch, existing concrete porch steps
and walkway from the street



View of concrete porch steps
from the side of the house

Existing Property Condition Photographs



Close in view of the porch and steps from the front of the house.



View of porch and steps from the side of the house.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Fawzia Ahmed & Steve Tele 7221 Cedar Ave Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address N/A</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Robert T. & Christina R. Grace 7301 Cedar Ave Takoma Park, MD 20912</p>	<p>Robert J. Englehart 7217 Cedar Ave Takoma Park, MD 20912</p>
<p>Adam Brookes & Susan Lawrence 7218 Cedar Ave Takoma Park, MD 20912</p>	<p>Mark & Kate Ivceovich 7218 Maple Ave Takoma Park, MD 20912</p>